

December 10, 2015

The Plymouth Township Planning Agency held a public meeting at the Plymouth Township Building on Wednesday, December 10, 2015.

The meeting was called to order at 7:00 p.m.

The Pledge of Allegiance was recited.

The following were present:

Jeff Cianciulli	Member
Ed Costello	Member
Greg Ensslin	Member
Tammy Harrison	Member
Clem Monacelli	Chairman
Dave Conroy	Zoning Officer
Lonnie Manai	Engineer

Absent

Dominic Aprile  
Jeff Branagh  
Mike Mattioni  
Joe Prestia

**Plymouth Hospitality, LLC**

Chairman Monacelli stated that this is an application for Variances from the Plymouth Township Zoning Ordinance No. 342, as amended, Article XVI, Section 1400.1.2 and Article XVII, Section 1700.D.3.

The Variances requested are as follows: To permit a hotel use that is not located along an arterial highway street: to permit 121 parking spaces where a minimum of 164 parking spaces are required.

The property is located at 300 Lee Drive in a "Limited Industrial" Zoning District.

Jim Snyder was present this evening on behalf of the applicant. Mr. Snyder explained that this is a proposed plan for a four-story, 109 room Holiday Inn Express located on lot two in Plymouth Park on Lee Drive.

The applicant is seeking two variances as read.

Mr. Monacelli asked how many employees would be at the hotel. Mr. Snyder advised that there would be six to eight employees at any given time.

Ms. Harrison asked if there was a meeting room. There is a very small room that guest may use. No outside meetings will be held at the hotel. Ms. Harrison asked about the hotel occupancy. The hotel will occupy about 70% of guests at any one time.

Mr. Manai stated that engineering issues have been discussed. The site is capable of occupying more parking in the back.

Chairman Monacelli made a motion to approve the variances and was seconded by Mr. Ensslin. The motion passed 5-0 with Mr. Cianciulli, Mr. Costello, Mr. Ensslin, Ms. Harrison and Mr. Monacelli in favor. Mr. Aprile, Mr. Branagh, Mr. Mattioni and Mr. Prestia were absent.

**Anthony J. Rapoza & Judee Hashem-Rapoza**

Chairman Monacelli stated that this is an application for a Variance from the Plymouth Township Zoning Ordinance No. 342, as amended, Article XIX, Section 1910.B.4.

The Variance requested is as follows: To permit a professional office as an accessory use to a dwelling without requiring the practioner to reside on the premises; to permit two professionals to conduct business on the property.

The property is located at 880 Township Line Road in a "B" Residential Zoning District.

Rob Lewis, Kaplin Stewart was present representing the applicant.

The Rapoza's have previously been before the Planning Agency and the Zoning Hearing Board.

The site is currently a dental practice which operates a home occupation from a converted residential structure along Township Line Road since 1991.

There were certain conditions imposed on prior relief that the applicant would like to have removed.

The applicant is not looking to make any physical improvements to the site.

Currently the practice does not require that the practioner live on site conditioned upon two issues. The number of practioners and an expiration date. Ms. Rapoza would eventually like to pass the practice onto her daughter which will make two practioners at one time. The practice will still be limited to four chairs.

The applicant would like to delete the 2022 expiration date.

Ms. Harrison commented that the high tension wires in the area may make this a less desirable area to live. She also had concerns that Ms. Rapoza's daughter may want to grow her practice in the future and she was not in favor of this since it is a residential property.

Mr. Costello asked if additional chairs would be added to the practice. There will be no increase in the magnitude of the practice. In addition, the remainder of the property would not be rented.

Ms. Rapoza will eventually transition out of the practice. The staffing would remain the same with the exception of the extra dentist. The anticipated time frame for Ms. Rapoza's daughter to take over the practice is three to four years from now.

Mr. Monacelli stated that he has a problem with the expiration date.

Chairman Monacelli made a motion to approve the variance request to permit a second practitioner but to keep the current settlement date of 2022. The motion was seconded by Mr. Cianciulli and passed 5-0 with Mr. Cianciulli, Mr. Costello, Mr. Ensslin, Ms. Harrison and Mr. Monacelli in favor. Mr. Aprile, Mr. Branagh, Mr. Mattioni and Mr. Prestia were absent.

### **Be Amazing, LLC**

Chairman Monacelli stated that this is an application for Special Exceptions from Plymouth Township Zoning Ordinance No. 342, as amended, Article V, Section 500.B and Article XXV, Section 2500.B.2 and Variances from Article V, Sections 502.D, 502.F and 502.G.

The Special Exceptions requested are as follows: To permit an educational use. The Variances requested are as follows: To permit a rear yard setback of 10' where a minimum of 30' is required; to permit 52.5% impervious coverage where a maximum of 25% is permitted; to permit 47.5% green space where a minimum of 75% is permitted.

The property is located at 3023-3025 Walton Road in a "A" Residential and "Campus Industrial" Zoning Districts.

Rob Lewis, Kaplin Stewart was present on behalf of the applicant.

The applicant is proposing developing the property for a 8,400 square foot daycare facility called the Goddard School.

The site currently does not extend to the intersection of Apollo and Walton Road. The applicant has under agreement the strip of land that fronts Apollo Road which will provide access to Apollo Road.

The daycare facility is a permitted use by special exception in both zoning districts.

Most of the traffic will be entering the facility off of Walton Road with approximately 15,000 vehicles traveling it daily.

A traffic study has been completed and submitted to PennDOT.

Improvements are being proposed to create a left hand turn lane within Walton Road.

The daycare is regulated by the State and all of the requirements will be satisfied.

The strip of land that was purchased will be kept in tact in addition to the buffering.

The applicant will comply with the Township ordinance in regard to lighting.

No signage relief is being requested at this time.

The hours of operation will be from 7:00 a.m. until 6:00 p.m.

Special events will take place a couple of times per year on the weekend.

Additional parking is available on Apollo Road if needed.

Stormwater management will satisfy all Township requirements.

The outdoor play facilities were shown on the proposed plan.

Mr. Monacelli asked what is under the play area and was informed that it was Astroturf with gravel underneath it.

There will be approximately fifty-four vehicles entering the facility each morning.

Mr. Monacelli asked how many students would be attending the school. There will be 132 students with 15-20 staff members being proposed.

Ms. Harrison stated that she is concerned about the traffic on Apollo Road. She believes that it may be difficult getting out of the school.

Mr. Lewis stated that a traffic study has been sent to John Caruolo, the traffic consultant.

Melissa Rapine, 3017 Walton Road voiced her concerns about traffic. She was also concerned about the amount of lights in the parking lot. Ms. Rapine believes that there may be a problem when residents on Walton Road attempt to sell their properties since this is the last residential property on Walton Road.

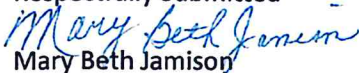
Ms. Harrison stated that she is concerned about the number of cars that will be entering and exiting the school. She also asked if there is the same amount of parking for all Goddard Schools. Mr. Lewis stated that some schools are less. The Township ordinance requires thirty-seven parking spaces and the applicant is providing forty-three.

Mr. Monacelli asked about the installation of a traffic light on Apollo Road. He was informed that this is controlled by PennDOT. According to PennDOT, the light is not warranted.

Chairman Monacelli made a motion to approve the special exceptions and the variances requested. The motion was seconded by Mr. Cianciulli. The motion passed 3-2 with Mr. Cianciulli, Mr. Ensslin and Mr. Monacelli in favor. Mr. Costello and Ms. Harrison were opposed and Mr. Aprile, Mr. Branagh, Mr. Mattioni and Mr. Prestia were absent.

The meeting was adjourned at 8:10 p.m.

Respectfully Submitted



Mary Beth Jamison  
Recording Secretary

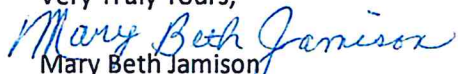
Plymouth Township Planning Agency  
December 10, 2015

To: Zoning Hearing Board

Subject: Plymouth Hospitality, LLC

Chairman Monacelli made a motion to approve the variances and was seconded by Mr. Ensslin. The motion passed 5-0 with Mr. Cianciulli, Mr. Costello, Mr. Ensslin, Ms. Harrison and Mr. Monacelli in favor. Mr. Aprile, Mr. Branagh, Mr. Mattioni and Mr. Prestia were absent.

Very Truly Yours,



Mary Beth Jamison  
Planning Agency Secretary

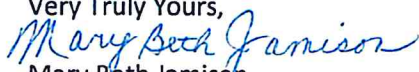
Plymouth Township Planning Agency  
December 10, 2015

To: Zoning Hearing Board

Subject: Anthony J. Rapoza & Judee Hashem-Rapoza

Chairman Monacelli made a motion to approve the variance request to permit a second practitioner but to keep the current settlement date of 2022. The motion was seconded by Mr. Cianciulli and passed 5-0 with Mr. Cianciulli, Mr. Costello, Mr. Ensslin, Ms. Harrison and Mr. Monacelli in favor. Mr. Aprile, Mr. Branagh, Mr. Mattioni and Mr. Prestia were absent.

Very Truly Yours,

A handwritten signature in blue ink that reads "Mary Beth Jamison". The signature is written in a cursive style with a large initial "M".

Mary Beth Jamison

Planning Agency Secretary

Plymouth Township Planning Agency  
December 10, 2015

To: Zoning Hearing Board

Subject: Be Amazing, LLC

Chairman Monacelli made a motion to approve the special exceptions and the variances requested. The motion was seconded by Mr. Cianciulli. The motion passed 3-2 with Mr. Cianciulli, Mr. Ensslin, and Mr. Monacelli in favor. Mr. Costello and Ms. Harrison were opposed and Mr. Aprile, Mr. Branagh, Mr. Mattioni and Mr. Prestia were absent.

Very Truly Yours,

  
Mary Beth Jamison

Planning Agency Secretary